



Phone Forum Discussion Summary

May 12, 2003

THIS DOCUMENT summarizes the discussion during the Labs21 phone forum, "Implementing Cost Management Strategies into Your Laboratory Design."

Questions for the Speaker

Q: What level of LEED™ certification did you pursue for the Buffalo Life Sciences Complex?

A: We pursued the basic level of certification, though we may raise the target after final design development review and cost manager input.

Q: In your presentation, you mentioned that meeting the LEED™ criteria added approximately five percent to your project cost. How did you arrive at that figure?

A: We tracked modeling/analysis and material/system costs associated with meeting the LEED™ criteria verses a non-sustainable design base case. Of course, the cost implications of pursuing a LEED™ certification will vary from project to project.

Q: Can you talk about the approach you used to obtain LEED™ certification? Which LEED™ categories did you target?

A: We focused on LEED™ certification across all major categories; however, the "Energy and Atmosphere" credits are typically the most challenging and demanded the most attention. We would be pleased to provide our score sheet to those who are interested; requests can be made to <jschoemaker@fcfh-did.com>.

Q: How did you validate the additional costs associated with LEED™ certification?

A: In our case, the sustainability goal for the Buffalo Life Sciences Complex was mandated by the state of New York, so we were obligated to the additional cost. Again, we tracked these and kept the owner informed of their options and potential costs to allow them to make the decision on where they wanted to spend their money. Related to this, it takes dedication among all parties involved to design a sustainable building, but buy-in and leadership from the building owner is critical.

Q: LEED™ does not require laboratories to address process loads. Did you address them?

A: Yes, we took a "whole building" approach and made sustainability of the process loads a requirement for the lab sections. We broke the building into two parts (offices and laboratories) from a design standpoint as a way to maximize the opportunities for airflow and energy reductions. On the office side, the air is recirculated; on the laboratory side, it is 100 percent outside air.

Q: Did you apply for any innovation credits as part of your LEED™ certification?

A: Not yet; we want to stay focused on the "core" requirements. We have not, however, ruled out including innovation credits at a later stage.

Questions for Other Participants

Q: *Is anyone aware of any national energy efficiency benchmarking tools, specifically, one that addresses greenhouse gas emissions?*

A: The Labs21 program has an energy benchmarking effort underway and has collected data from 32 facilities thus far. Labs21 continues to encourage organizations to submit data for this voluntary effort (data are kept confidential).

More information is available at www.dc.lbl.gov/Labs21/Labs21intro.php. In the federal community, there is also growing interest in exploring the potential for trading the emissions saved from energy reductions.

Q: *Can some of the participants representing pharmaceutical companies comment on what they are doing to incorporate sustainable design and LEED™ certification into their buildings and laboratories?*

A: Pfizer has used sustainability as a way to simultaneously reduce waste and realize cost savings at its laboratories. Pfizer recently joined Climate Leaders, a voluntary industry-government partnership that encourages companies to develop long-term comprehensive climate change strategies and set greenhouse gas emissions reduction goals. More information is available at www.epa.gov/climateleaders.

A: Eli Lilly is currently evaluating sustainable lab design from a business standpoint, and is pursuing a variety of energy-saving projects where sustainability can be easily justified. However, the location of the laboratory often dictates the feasibility of different energy efficiency strategies, so the company is taking that into account, as well.